



Stradbally North, Castleconnell, Co.  
Limerick



**Guide Price €695,000**



GVM Auctioneers are delighted to present to the market this exceptionally attractive detached family residence located in the highly sought-after setting of Stradbally, Castleconnell. Positioned in a peaceful and exclusive cul-de-sac of just three quality detached homes, this architecturally designed residence enjoys a truly enviable setting within one of Limerick's most picturesque and desirable villages.





Surrounded by mature trees and attractive green spaces, the location offers a wonderful sense of tranquillity while remaining just a ten-minute stroll from the vibrant village centre, with its excellent amenities including schools, cafés, restaurants and renowned riverside walks along the meandering River Shannon. Constructed in 1994, this impressive home extends to generously proportioned accommodation throughout and exudes quality, warmth and charm. The well-planned layout comprises an inviting entrance hallway, elegant lounge, spacious kitchen/dining/living area, utility room, study with independent access and downstairs shower room. Upstairs, there are five well-appointed bedrooms together with a large family bathroom, making this an ideal home for growing families. A standout feature of the property is the detached studio located to the side of the residence. This versatile space is perfectly suited for use as a home office, creative workspace, gym or guest accommodation and also offers excellent potential for conversion to a self-contained apartment, subject to any necessary consents. The property benefits from double-glazed uPVC windows, oil-fired central heating, mains water supply and a biocycle sewerage system. It also boasts a strong C2 BER rating, reflecting its energy efficiency credentials. To the rear, the magnificent gardens provide a private sanctuary, enclosed by impressive natural stone walls reaching approximately 10 feet in height. These mature grounds create an oasis of peace and seclusion, ideal for outdoor entertaining, family enjoyment or simply relaxing in a beautiful setting. Properties of this calibre in Castleconnell rarely come to the market. Combining an outstanding location, generous accommodation, exceptional privacy and excellent future potential, this is a home that will appeal to discerning purchasers seeking a quality family residence in a truly special setting.

**Rooms:**

**Front hallway** Solid wooden flooring. Cloak room off.  
Downstairs wc and whb. Tiled flooring  
2.09m (6'10") x 2.01m (6'7")

**Inner hallway** Solid timber flooring  
3.04m (10'0") x 2m (6'7")



**Lounge** Original feature fireplace. Bay window. Bright spacious room. 6.05m (19'10") x 3.07m (10'1")

**Kitchen / Dining / Living room** Original fireplace. Patio doors. Generous floor and eye level presses. Feature room overlooking the lush rear garden.

6.04m (19'10") x 6.04m (19'10")

**Larder room**

**Utility room** Fully plumbed

2.05m (6'9") x 1.08m (3'7")



**Study** Solid wooden flooring. Patio doors. Independent access 4.06m (13'4") x 3.02m (9'11")

**Downstairs bathroom** With shower.

2.03m (6'8") x 1.04m (3'5")



**Bedroom 1** Double bedroom. Built in wardrobes.

3.08m (10'1") x 2.07m (6'9")

**Bedroom 2** Double bedroom. Built in wardrobes.

3.06m (10'0") x 3.02m (9'11")

**Bedroom 3** Single bedroom. Built in wardrobes.

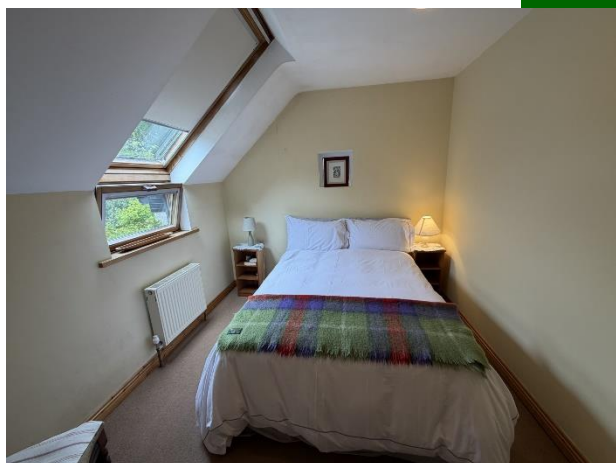
3.01m (9'11") x 2.05m (6'9")

**Bedroom 4** Single room. Built in wardrobes.

2.07m (6'9") x 2.08m (6'10")

### Features:

- Short walk to all village amenities
- Beautiful local riverside walks
- Within 15 minutes drive of University of Limerick and Plassey Technological Park
- Easy access to the Motorway
- Good BER rating C
- Natural stone wall boundaries 10 ft in height
- Very quiet cul de sac setting an oasis of tranquillity.
- A home with great character and many attractive bespoke features





Enter eircode V94 VHX3 to your device to direct straight to this property.

#### Agent Information:

Contact :- John O' Connell

Mobile :- 087-6470746

Email :- [johnoconnell@gvm.ie](mailto:johnoconnell@gvm.ie)

#### Disclaimer

These particulars do not form any contract and are for guidance purposes only. Computer generated images, maps and plans are not drawn to scale and measurements are approximate and for guidance only. Intending purchasers must satisfy themselves as to the accuracy of detail given to them verbally or as part of this brochure. Such information is given in good faith and believed to be correct. However neither the vendor nor their agents shall be held liable for any inaccuracies therein.

#### Limerick Office

25-26 Glentworth St,  
Co. Limerick,  
V94WE12

Phone: (061)413522

Email: [limerick@gvm.ie](mailto:limerick@gvm.ie)

#### Kilmallock Office

Head Office,  
Railway Road,  
Kilmallock,  
Co. Limerick

Phone: (063)98555

Email:  
[kilmallock@gvm.ie](mailto:kilmallock@gvm.ie)

#### Tullamore Office

GVM Mart,  
Arden Road,  
Tullamore,  
Co. Offaly

Phone: (057)9321196

Email:  
[tullamoreproperty@gvm.ie](mailto:tullamoreproperty@gvm.ie)



PSRA Number: 002030